YUKON BUREAU OF STATISTICS

Yukon Real Estate Survey
Third Quarter, 2015

Highlights:

- There were $85.6 million in real estate transactions in Yukon in the third quarter of 2015, consisting of $67.1 million in Whitehorse and $18.5 million for the rest of Yukon.
- The average Whitehorse single detached house sale price was $419,700, a decrease of $8,300 from the previous quarter.
- Granger homes had the highest average sale price at $522,000.

Q3 Whitehorse Average Real Estate Prices at a Glance

Single detached house	$419,700
Mobile Home	$218,000
Condominium	$318,100
Duplex	$310,600

5-year Value of Real Estate Transactions

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

Comparing the third quarter data of 2015 to 2014, there was an increase in the total value of Yukon's real estate transactions. In the third quarter of 2015, the total value of transactions was $85.6 million compared to $76.0 million in the same period in 2014, an increase of $9.6 million, or 12.6%.

In Whitehorse in the third quarter of 2015:

- A total of 79 single detached houses were sold, an increase of 5 compared to the second quarter of 2015.
- The average sale price of single detached houses was $419,700, a decrease of $8,300, or 1.9%, compared to the previous quarter ($428,000).
- Eleven mobile homes were sold at an average price of $218,000.
- There were 50 condo sales, an increase of 5 compared to the second quarter of 2015.
- The average condo price was $318,100, an increase of $4,600, or 1.5%, compared to the previous quarter.
- Fifteen duplexes were sold at an average price of $310,600.
- Ten commercial and industrial properties were sold at a value totalling $5.1 million. *(Numbers of both industrial and commercial transactions are typically small and are often suppressed for confidentiality reasons making analysis of trends difficult.)*

About the Yukon Real Estate Survey

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in Yukon, with the exception of 'not-at-arm's-length' transactions ('not-at-arm's-length' transactions are those that do not reflect open market values). All single and multiple-residential property transactions, as well as commercial and industrial property sales are included.

Housing Market Information Elsewhere:

Yukon Rent Survey - survey of multi-unit apartment buildings; includes quarterly median rent and vacancy rates by community/subdivision. http://www.eco.gov.yk.ca/stats/stats_princ.html#rent

Monthly Statistical Review - contains a summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/monthlyreview.html

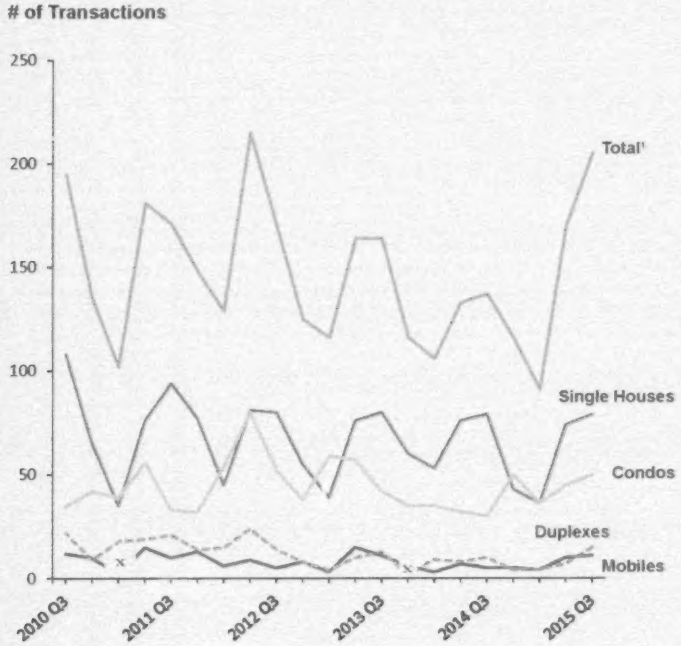
Annual Statistical Review - contains a 10-year historical summary of real estate and rent surveys as well as building permit data. http://www.eco.gov.yk.ca/stats/annualreview.html

Value and Type of Real Estate Transactions in Whitehorse

	Total[1]	Residential					Non-Residential	
		Single Detached Houses	Family Lots[2]	Mobile Homes	Condos	Duplexes[3]	Commercial Property	Industrial Property
Value of Real Estate Transactions					($000)			
2015 Q3	67,101.1	33,156.0	4,381.3	2,398.3	15,906.5	4,659.4	1,553.7	3,555.9
Q2	64,718.5	31,671.2	1,974.5	2,296.0	14,111.1	2,118.5	10,389.3	x
Q1	29,311.0	13,841.9	835.0	830.6	9,983.0	1,107.2	1,950.0	763.3
2014 Q4	39,541.3	16,542.9	x	1,305.4	15,515.3	1,174.0	3,407.0	1,096.6
Q3	66,111.7	32,229.5	x	917.4	8,747.1	3,146.9	19,622.8	x
Number of Real Estate Transactions					(no.)			
2015 Q3	205	79	38	11	50	15	4	6
Q2	170	74	15	10	45	7	15	x
Q1	91	36	5	4	36	4	3	3
2014 Q4	116	43	x	5	50	4	7	6
Q3	137	79	x	5	30	10	9	x
Average Value of Real Estate Transactions					($000)			
2015 Q3	327.3	419.7	115.3	218.0	318.1	310.6	388.4	592.7
Q2	380.7	428.0	131.6	229.6	313.6	302.6	692.6	x
Q1	322.1	384.5	167.0	207.6	277.3	276.8	650.0	254.4
2014 Q4	340.9	384.7	x	261.1	310.3	293.5	486.7	182.8
Q3	482.6	408.0	x	183.5	291.6	314.7	2180.3	x

[1] Total also includes multiple-residential sales which are generally too low to release due to confidentiality requirements.
[2] Family Lots include country residential lots. Family lots do not include the majority of lots purchased by contractors.
[3] Duplex refers to one side only
Rows may not total due to rounding

Number of Real Estate Transactions in Whitehorse (Q3 '10 to Q3 '15)



[1] Total also includes multi-residential, family lots, commercial and industrial transactions.

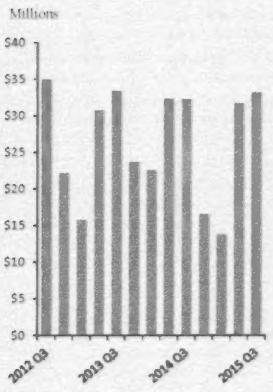
- A total of 205 real estate transactions occurred in Whitehorse in the third quarter of 2015, an increase of 68 transactions compared to the third quarter of 2014. Over the previous five years, the third quarter average number of sales was 167.
- There were 79 single houses sold in the third quarter of 2015. This number of sales is below the average number of third quarter sales in the previous five years, which was 88.
- A total of 50 condos were sold in the third quarter of 2015. The number of sales is above the average number of third quarter sales in the previous five years, which was 38.
- In the third quarter of 2015, 15 duplexes were sold in Whitehorse. This figure was slightly below the average number of third quarter sales (16) in the previous five years.
- There were 11 mobile homes sold in the third quarter of 2015. This figure was above the average of third quarter sales (9) in the past five years.

Single Detached Houses in Whitehorse by Subdivision

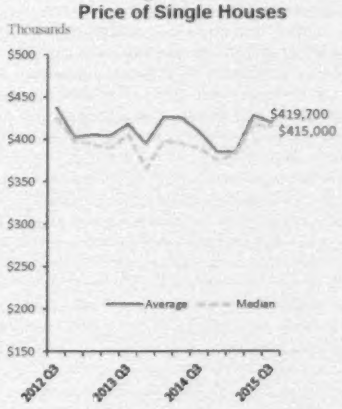
		Total	Down-town	Riverdale	Porter Creek	Granger	Country Residential[1]	Copper Ridge[2]	Whistle-bend	Takhini	Other[3]
Value of Single House Sales						($000)					
2015	**Q3**	33,156.0	1,317.5	5,378.5	5,188.4	2,088.0	5,658.9	8,052.8	2,671.4	1,686.5	1,114.0
	Q2	31,671.2	x	4,937.5	4,487.0	x	4,766.3	6,429.7	5,928.5	1,985.0	1,512.6
	Q1	13,841.9	x	1,236.5	2,196.9	1,535.5	1,835.5	3,635.3	2,354.3	x	x
2014	**Q4**	16,542.9	x	2,066.6	4,217.0	0.0	1,810.0	4,705.0	2,307.4	x	0.0
	Q3	32,229.5	1,388.0	5,393.7	5,752.0	x	5,036.9	9,206.8	2,905.5	x	x
Number of Single House Sales						(no.)					
2015	**Q3**	79	4	14	13	4	12	19	6	4	3
	Q2	74	x	13	11	x	9	15	13	5	4
	Q1	36	x	4	6	4	4	9	6	x	x
2014	**Q4**	43	x	6	11	0	4	12	6	x	0
	Q3	79	4	15	14	x	10	22	8	x	x
Average Price of Single Houses Sold						($000)					
2015	**Q3**	419.7	329.4	384.2	399.1	522.0	471.6	423.8	445.2	421.6	371.3
	Q2	428.0	x	379.8	407.9	x	529.6	428.6	456.0	397.0	378.2
	Q1	384.5	x	309.1	366.2	383.9	458.9	403.9	392.4	x	x
2014	**Q4**	384.7	x	344.4	383.4	..	452.5	392.1	384.6	x	..
	Q3	408.0	347.0	359.6	410.9	x	503.7	418.5	363.2	x	x

[1] Country Residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley etc.
[2] Includes Logan and Ingram.
[3] Other includes house sales in Hillcrest, Crestview and Valleyview.
Rows may not total due to rounding.

Value of Single House Sales



Average and Median Price of Single Houses

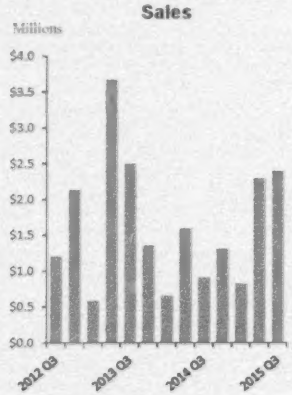


- A total of 79 single houses were sold in Whitehorse in the third quarter of 2015 compared to 74 in the previous quarter. The average price was $419,700, a decrease of $8,300, or 1.9%, compared to the previous quarter ($428,000).
- Comparing the third quarter of 2015 to the third quarter of 2012, the average house price decreased 4.0% while the Consumer Price Index increased 3.5%. This shows a real decrease of 7.5% over the last 3 years (4.0%+3.5%=7.5%).
- The *median* house price in the third quarter was $415,000, meaning the prices of half the houses sold were above this figure and the remaining half, below.
- The chartered bank's five year conventional mortgage rate averaged at 4.64% in the third quarter of 2015, the same as the previous quarter.

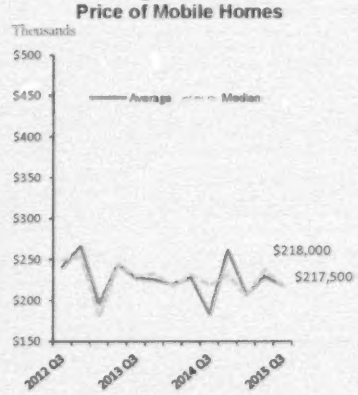
Mobile Homes in Whitehorse

- Eleven mobile homes were sold in Whitehorse in the third quarter of 2015 with a total transaction value of $2.4 million, averaging at $218,000. The *median* price of mobile homes was $217,500.
- The record-high average sale value for mobile homes occurred in the second quarter of 2011 when it reached $272,800. However, it should be noted that there is a fair bit of volatility in the average sale price of mobile homes due to the relatively small number of sales in any given quarter.

Value of Mobile Home Sales

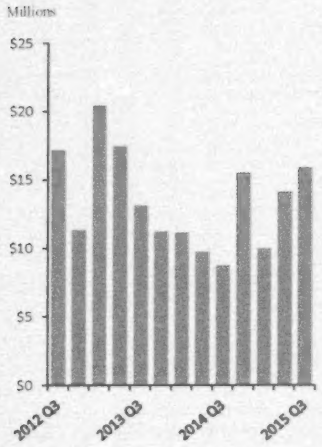


Average and Median Price of Mobile Homes

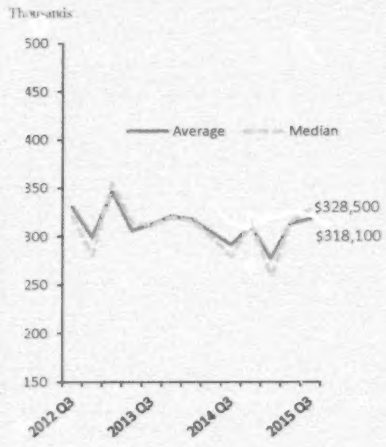


Condominiums in Whitehorse

Value of Condominium Sales



Average and Median Price of Condominiums



- Condo sales in the third quarter of 2015 totalled $15.9 million. The record-high condo sales was in the second quarter of 2012 at $24.0 million.

  There were 50 condo sales in the third quarter of 2015 compared to 45 sales in the previous quarter. The record-high condo sales occurred in the second quarter of 2012 when 80 condos were sold.

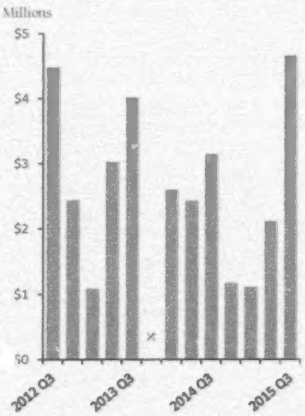
  The average condo price was $318,100 in the third quarter of 2015, an increase of $4,600, or 1.5%, compared to the previous quarter ($313,600). The *median* condo price was $328,500 in the third quarter of 2015. *It should be noted that there is a fair bit of volatility in the average and median condo price on a quarterly basis. This is due in part to new condo projects being completed and multiple units being sold at the same or near the same value in one quarter. Depending on the selling prices of these units, this could have a significant effect on the average condo prices.*

Duplexes[1] in Whitehorse

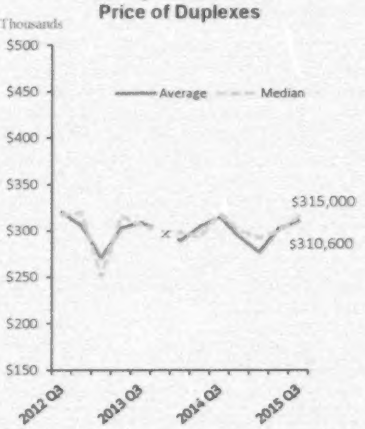
- Duplex sales in the third quarter of 2015 totalled $4.7 million. The record-high for duplex sales was $7.7 million, set in the second quarter of 2012.
- There were 15 duplex sales in the third quarter of 2015. The record-high number of duplex sales occurred in the second quarter of 2012 when 24 duplexes were sold.
- The average duplex price was $310,600 in the third quarter of 2015 while the *median* price was $315,000.

[1] Duplex refers to one side only.

Value of Duplex Sales



Average and Median Price of Duplexes



x = suppressed for confidentiality ... = not appropriate/applicable

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